



## 5 Petershill Gardens

Bathgate, EH48 4DS

Offers over £230,000



Tucked within a sought after and seldom available location in Bathgate, this 3 bedroom detached property offers a wonderful opportunity for growing families and downsizers who are looking to set up home in a peaceful residential setting. Petershill Gardens can be found on the outskirts of the town centre with all the major amenities easily reachable on foot whilst surrounded by scenic countryside views. Bathgate is a popular town with a thriving range of shops, cafes and restaurants and enjoys a handy position for travel in and around the central belt. An M8 junction offers easy travel throughout the region, whilst a train station provides a regular link to the larger towns and cities of the central belt. Those with a young family will find Balbardie Primary School in short walking distance, whilst older children will find Bathgate Academy in around 2 miles from the property. Renowned Bathgate Golf Club and Xcite Leisure Centre are key recreational pursuits for those looking to keep fit and healthy.



## Description

The property provides a generous layout of almost 1000 sq ft and offers ample space for a family to grow or a buyer looking to downsize and retain a comfortable home. A spacious main living and dining area is the heart of the home, lending itself well to everyday meals or hosting family and friend gatherings. A fitted kitchen is equipped with a range of storage cabinets and space for all the essential appliances, with scope to adapt this to make an open plan kitchen-diner subject to any necessary consents if desired. The upper level includes the 3 good sized bedrooms, each enjoying the addition of fitted wardrobe space to perfectly assist with daily needs, with further storage space found to both hallways and via the partially floored attic area. A shower-room with 3 piece suite is available on the upper level, with the potential to revert this to a bathroom if preferred by the incoming new owner. Gas central heating and double glazing throughout provide further practical comfort, with the windows and exterior doors replaced in 2023. Situated in a peaceful cul-de-sac, the property enjoys an excellent plot with potential to extend if the new owner wished to enhance the existing accommodation. A driveway to the side provides off-street parking for a couple of vehicles, with a detached garage offering further parking and storage potential. Wraparound gardens offer a wonderful space for those green fingered to enjoy, with the enclosed rear a nice spot to relax or allow the family to play.

## Location

The ever popular town of Bathgate features an impressive array of amenities to satisfy everyday living. A number of supermarkets within the town complement a traditional high street, featuring a wide range of local shops, bars and restaurants. A sports centre includes a swimming pool, gym, football and tennis courts, whilst Bathgate Golf Club enjoys an illustrious history and a highly regarded 18 hole course. There is a good choice of schooling in the area from primary through to secondary level with numerous out of school activities for children to enjoy throughout the town. Travel within the area is well catered for too with an M8 motorway junction and a train station offering a fast and reliable service to both Edinburgh and Glasgow.

**Living Room 15'1" x 12'5" (4.60m x 3.80m)**

**Kitchen 10'9" x 9'0" (3.28m x 2.75m)**

**Dining Room 10'9" x 9'7" (3.28m x 2.94m)**

**Bedroom 1 14'2" x 10'8" (4.32m x 3.26m)**

**Bedroom 2 12'3" x 9'4" (3.75m x 2.85m)**

**Bedroom 3 9'10" x 8'4" (3.02m x 2.55m)**

**Shower Room 6'9" x 5'10" (2.06m x 1.78m)**

## Extras

All blinds, light fittings, floor coverings and kitchen appliances included in the sale. Any other items are available for negotiation if required.

## Key Info

Home Report Valuation: £235,000

Total Floor Area: 89m<sup>2</sup> (960 ft<sup>2</sup>)

Parking: Driveway & Garage

Heating System: Gas

Council Tax: E - £2724.94 per year

EPC: D

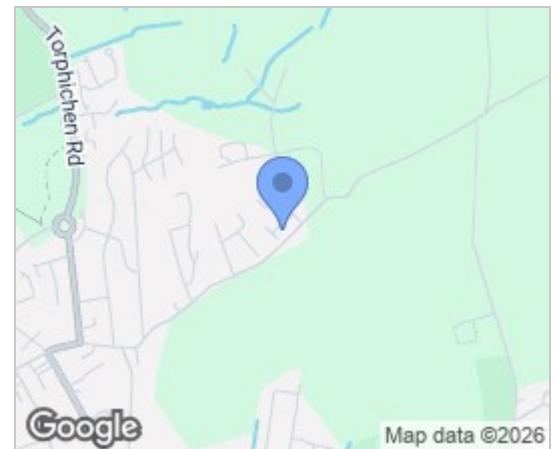
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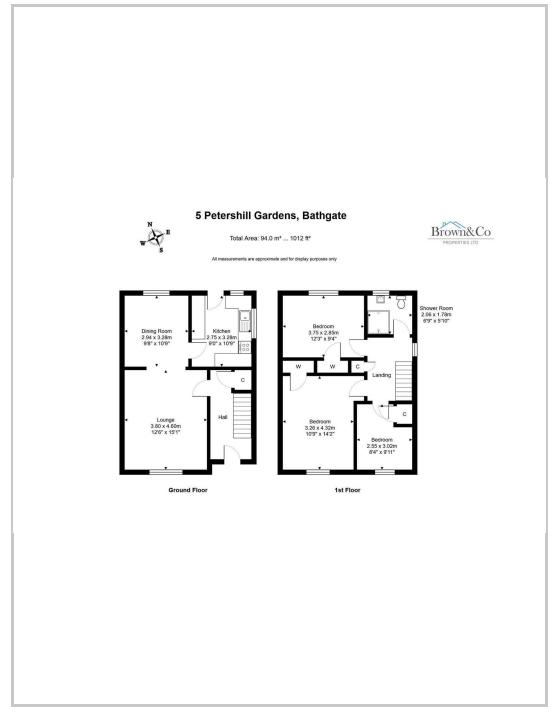
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## Area Map



## Floor Plans



## Energy Efficiency Graph

